

#### STAFF HEARING OFFICER MINUTES

# **FEBRUARY 18, 2015**

# **CALL TO ORDER:**

Susan Reardon, Staff Hearing Officer, called the meeting to order at 9:00 a.m.

# **STAFF PRESENT:**

Susan Reardon, Staff Hearing Officer/Senior Planner II JoAnne LaConte, Assistant Planner Betsy Teeter, Planning Technician II Kathleen Goo, Staff Hearing Officer Secretary

# I. PRELIMINARY MATTERS:

**A.** Requests for continuances, withdrawals, postponements, or addition of ex-agenda items.

There were no requests.

**B.** Announcements and Appeals.

There were no announcements

**C.** Comments from members of the public pertaining to items not on this agenda.

There were no public comments.

# II. PROJECTS:

#### ACTUAL TIME: 9:01 A.M.

A. APPLICATION OF DESIGNARC, ARCHITECT FOR HOUSING AUTHORITY OF SANTA BARBARA, 219 SYCAMORE LANE (AKA 211-221 SYCAMORE LANE), APN 017-073-046, R-2 TWO-FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: MEDIUM DENSITY RESIDENTIAL, 12 UNITS PER ACRE (MST2014-00592)

The 1.69 acre project site is currently developed with ten duplex buildings totaling twenty residential units and a commons building used as both a laundry facility and maintenance room. The proposed project involves renovations to both the interior and exterior of the buildings, including an architectural upgrade, new entry porches, upper level balconies, private patios and fences. The discretionary applications required for this project are:

Modifications to permit architectural elements to encroach into the required twenty-foot front and six-foot interior setbacks (SBMC §28.18.060), and;

<u>A Modification</u> to permit architectural projections and improvements to be located within the required fifteen-foot building separation between buildings on site (SBMC 28.18.070).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Act Guidelines Section 15301 and 15305 (Existing Facilities and Minor Alterations in Land Use Limitations).

Present: Kevin Dumain, Architect; and Dale Aazam, Project Manager for the Housing Authority.

Ms. Reardon announced that she read the Staff Report for the proposed project and also visited the site and surrounding neighborhood.

Betsy Teeter, Planning Technician II, gave the Staff presentation and recommendation.

The Public Hearing was opened at 9:05 a.m.; and, with no one wishing to speak, the Public Hearing was closed.

ACTION: Assigned Resolution No. 010-15

Approved the <u>Front and Interior Setback Modifications</u> and <u>Modification for Separation between Buildings</u> making the findings as outlined in the Staff Report dated February 12, 2015.

Said approval is subject to the conditions as outlined in the Staff Report dated February 12, 2015.

The ten calendar day appeal period to the Planning Commission was announced and is subject to suspension for review by the Planning Commission.

### ACTUAL TIME: 9:08 A.M.

B. APPLICATION OF ALEX PUJO, ARCHITECT FOR DARREL LECLAIR, 316 W. FIGUEROA STREET, APN: 039-212-024, R-4 HOTEL-MULTIPLE RESIDENCE ZONE, GENERAL PLAN DESIGNATION: HIGH DENSITY RESIDENTIAL (28-36 DU/AC)/PRIORTY HOUSING (MST2014-00565)

The 7,555 square-foot site is currently developed with three single family dwellings. The proposal is to construct a 443 square foot second-story addition and a ground level, 378 square foot one-car garage, which includes a workshop and laundry that will attached the dwelling at 316 W. Figueroa Street to 1109 Curley Avenue, to create a duplex. Also, proposed are exterior alterations, including a new driveway, a new approximately 7 ft. high fence and approximately 9 foot high trellis along the Curley Avenue frontage, demolition of a 90 square foot rear porch at 316 W. Figueroa Street and the demolition of two "as-built" sheds at the property. This residence is proposed to be added to the City's List of Potential Historic Resources.

The discretionary applications required for this project are:

- 1. <u>Front Setback Modification</u> to allow an addition and alterations to a non-conforming residence within the required 10-foot front setback and to allow a portion of the garage to be located in the required 20-foot front setback for parking that backs out onto the street (SBMC § 28.21.060 and SBMC § 28.92.110);
- 2. <u>Interior Setback Modification</u> to allow an addition and alterations to a non-conforming residence within the required six-foot interior setback (SBMC §28.21.060 and SBMC § 28.92.110);
- 3. <u>Modification</u> to allow the distance between the proposed two-story duplex and an existing single family residence to be closer than the required 15 feet (SBMC §28.21.070 and SBMC § 28.92.110); and
- 4. <u>Modification</u> to allow a fence to exceed the maximum allowable height of 3.5 feet within 10 feet of a front lot line and to allow a trellis to exceed the maximum allowable height of 8 feet in the front yard (SBMC §28.21.170 and SBMC § 28.92.110).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Act Guidelines Section 15301 and 15305 (New Construction and Minor Alterations in Land Use Limitations).

Present: Alex Pujo, Architect.

Ms. Reardon announced that she read the Staff Report for the proposed project and also visited the site and surrounding neighborhood.

JoAnne LaConte, Assistant Planner, gave the Staff presentation and recommendation.

The Public Hearing was opened at 9:18 a.m.; and, with no one wishing to speak, the Public Hearing was closed.

ACTION: Assigned Resolution No. 011-15

Approved the <u>Front and Interior Setback Modifications</u>, the <u>Modification for Separation between Buildings</u>, and the <u>Fence Height Modification</u> making the findings as outlined in the Staff Report dated February 12, 2015.

Said approval is subject to the conditions as outlined in the Staff Report dated February 12, 2015.

The ten calendar day appeal period to the Planning Commission was announced and is subject to suspension for review by the Planning Commission.

# ACTUAL TIME: 9:25 A.M.

C. <u>APPLICATION OF DON GRAGG, APPLICANT FOR ARNE RICHARD PEDERSEN, 224 LOS AGUAJES, APN: 033-032-007, R-4/SD-3 ZONES, HOTEL-MOTEL-MULTIPLE RESIDENCE AND COASTAL ZONES, GENERAL PLAN DESIGNATION: HOTEL AND RESIDENTIAL (MST2014-00405)</u>

The 3,242 square-foot site in the non-appealable jurisdiction of the Coastal Zone is developed with an 839 square foot, one-story single-family residence, a detached 165 square foot one-car garage and a shed. The proposal is to construct an 82 square foot one-story addition and a 544 square feet second-story addition to the dwelling and to construct a 28 square foot addition to the garage which will attach the residence to the garage. The proposal also includes demolition of a shed, a porch canopy and portions of a concrete patio and one new uncovered tandem parking space, new upper and lower level patios and a 378 square foot roof deck.

The discretionary applications required for this project are:

- 1. <u>Interior Setback Modification</u> to allow an addition to the garage and a tandem uncovered parking space to be located within the required six-foot interior setback to the west (SBMC § 28.21.060 and SBMC § 28.92.110); and
- 2. <u>Interior Setback Modification</u> to allow a conforming addition and alterations to a non-conforming residence with the required six-foot interior setback to the east (SBMC §28.21.060 and SBMC § 28.92.110).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Act Guidelines Section 15301 and 15305 (New Construction and Minor Alterations in Land Use Limitations).

Present: Don Gragg and Michelle Lang, Santa Barbara Design & Build.

Ms. Reardon announced that she read the Staff Report for the proposed project and also visited the site and surrounding neighborhood.

JoAnne LaConte, Assistant Planner, gave the Staff presentation and recommendation.

The Public Hearing was opened at 9:31 a.m.; and, with no one wishing to speak, the Public Hearing was closed.

ACTION: Assigned Resolution No. 012-15

Approved the <u>Interior Setback Modifications</u> making the findings as outlined in the Staff Report dated February 12, 2015.

Said approval is subject to the conditions as outlined in the Staff Report dated February 12, 2015, and as revised at the hearing.

The ten calendar day appeal period to the Planning Commission was announced and is subject to suspension for review by the Planning Commission.

# III. ADJOURNMENT

Ms. Reardon adjourned the meeting at 9:41 a.m.

Submitted by,

Kathleen Goo, Staff Hearing Officer Secretary

